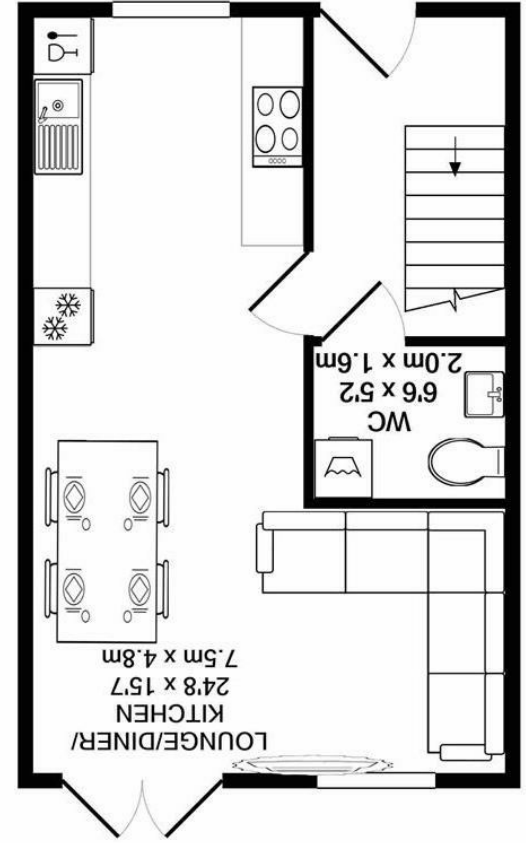
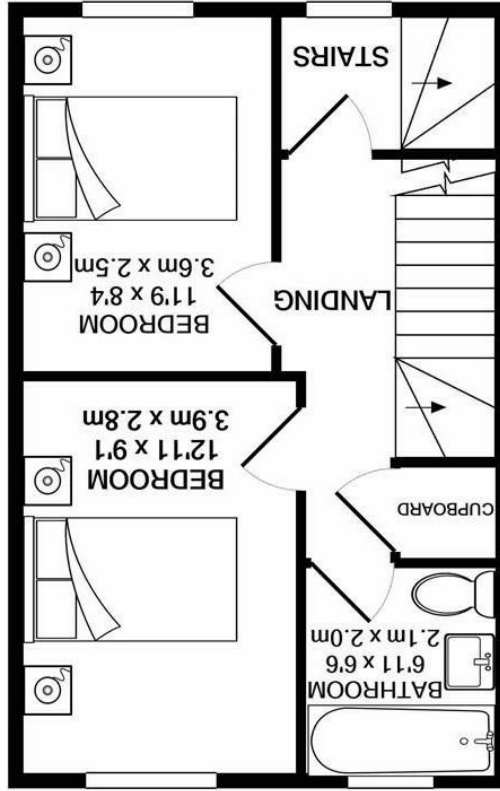
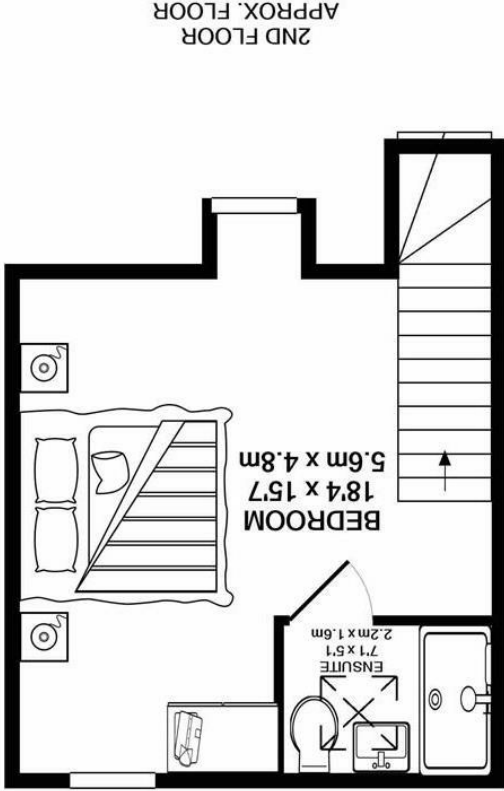


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

1ST FLOOR
APPROX. FLOOR AREA 384 SQ.FT.
(35.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 384 SQ.FT.
(35.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR AREA 274 SQ.FT.
(25.5 SQ.M.)



SILVERMAN
BLACK
PROPERTY SPECIALISTS





4 Upper Courtyard, 44 West Street

CARSHALTON, SM5 2PR

£580,000

Silverman Black are pleased to offer to market this charming clapperboard fronted three bedroom townhouse, located on a small & select private development. The property affords spacious and well-proportioned accommodation spread over three levels featuring a luxury fully integrated kitchen, a spacious west-facing reception room, downstairs WC/utility room, three generous double bedrooms, a fantastic en suite shower room, a family bathroom, a private parking space and a walled patio garden. This high-spec modern residence, which is being sold with no onward chain, needs to be viewed to be fully appreciated. London House itself is a small private "gated" development of only six individual properties, located only about 5 minutes walk from Grove Park, the Ponds and Carshalton Village Centre, and about 200 yards from Carshalton BR station (London Victoria 28 mins). Viewing is highly recommended - so call us today to book an appointment!

- Clapperboard fronted three bedroom townhouse, located on a small & select private development
- Spacious and well-proportioned accommodation spread over three levels
- 5 minutes walk from Grove Park, the Ponds and Carshalton Village Centre
- About 200 yards from Carshalton BR station (London Victoria 28 mins)
- High-spec modern residence, which is being sold with no onward chain
- London House itself is a small private development
- EPC Rating: Current 85/Potential 94
- Viewing highly recommended

